

**CITY OF BROKEN ARROW
PLANNING COMMISSION MEETING
MINUTES
August 28, 2003**

The Planning Commission Agenda for this meeting was posted on August 22, 2003, at 10:00 a.m. on the City Hall Bulletin Board, 220 S. First Street.

1. The Broken Arrow Planning Commission met on Thursday, August 28, 2003, at 5:01 p.m.

2. Present: Robert Goranson, Chairman
 Renate Caldwell, Vice Chairperson
 Johnnie Parks, Commission Member
 Ricky Jones, Commission Member

 Absent Mike Lester, Commission Member

 Staff Present: Farhad K. Daroga, City Planner
 Brent Murphy, Assistant City Planner
 Karl Fritschen, Staff Planner
 Joyce Snider, Admin Ass't
 Michael R. Vanderburg, City Attorney
 Hayden Downey, Ass't City Attorney
 Joseph Watt, Engineering Dept
 Justin Cook, City Engineer
 Jeff Westfall, Engineering Dept

3. **PLANNING COMMISSION MINUTES**

3A. The Commission considered the minutes of the regular Planning Commission meeting held July 10, 2003. **Motion** by Renate Caldwell to approve the July 10, 2003, minutes as presented. The motion was seconded by Ricky Jones.

Yes: Jones, Parks, Caldwell

No: None

Abstain: Goranson

Motion Approved

3B. The Commission considered the minutes of the regular Planning Commission meeting held August 14, 2003. **Motion** by Johnnie Parks to approve the August 14, 2003, minutes as presented. The motion was seconded by Ricky Jones.

Yes: Jones, Parks, Caldwell, Goranson

No: None

Motion Approved

4. The Commission considered the Consent Agenda. Farhad Daroga reviewed each item on the Consent Agenda.

Motion by Johnnie Parks to approve the Consent Agenda, as recommended by Staff, excluding Item Nos. 4, 5C and 5G. The motion was seconded by Renate Caldwell.

Yes: Jones, Parks, Caldwell, Goranson

No: None

Motion approved

4. ST02-115, DN01-100, revised landscape plan, Tee Town Golf Ranch, A-1, (SP 164) 29.4 acres, one-half mile south of Kenosha Street on the east side of 209th East Avenue, Jason Hair (Applicant). The applicant was not present. This item was removed from the Consent Agenda.
- 5A. PT03-120, DN03-166, Cacy Mini-storage preliminary plat, 26.66 acres, IS, (BAZ 1585, FD (1605 and PUD 133A) northeast corner of 9th Street (Lynn Lane) and the Creek Turnpike, Lewis Engineering, PLLC (Engineer). The applicant was present. This item was approved as recommended by Staff.
- 5B. PT03-115, DN03-151, Citizens Security Bank at Broken Arrow conditional final plat 6.3 acres, 1 lot, C-3, (BAZ 1600) southwest corner of Kenosha Street and Olive Avenue, Tulsa Engineering & Planning Associates, Inc. (Engineer). The applicant was present. This item was approved as recommended by Staff.
- 5C. PT03-119, DN03-158, Oklahoma Central Credit Union at Broken Arrow conditional final plat, 1.8 acres, 1 lot, C-3, (BAZ 1602) east side of Aspen Avenue, south of Washington (91st) Street, Tulsa Engineering & Planning Associates, Inc. (Engineer). The applicant was present. This item was removed from the Consent agenda.
- 5D. ST03-111, DN03-108, Elementary School landscape plan, 14.4 acres, A-1, 4400 South 209th Avenue, Legacy Engineering (Applicant). The applicant was not present. This item was approved as recommended by Staff.
- 5E. PT03-113, DN03-145, Park on Florence 2nd landscape plan, 39.60 acres, R-2 (BAZ 1552) one-quarter mile east of Aspen (145th East) Avenue on the north side of Florence (111th) Street, Joe E. Donelson (Applicant). The applicant was not present. This item was approved as recommended by Staff.
- 5F. ST03-132, DN03-151, Citizen's Security Bank at Broken Arrow, site plan, 6.38 acres, southwest corner of Kenosha Street and Olive Avenue, Tulsa Engineering & Planning Associates, Inc. (Applicant). The applicant was present. This item was approved as recommended by Staff.
- 5G. ST03-133, DN03-158, Oklahoma Central Credit Union site plan, 2.12 acres, south of Washington (91st) Street, on the east side of Aspen Avenue, south of Braum's, Tulsa Engineering & Planning Associates, Inc. (Applicant). The applicant was present. This item was removed from the Consent Agenda.
- 5H. BAL 843, DN03-166, Cacy Mini-storage, 11.61 acres, IS and FD (BAZ 1585) R-2 and FD (BAZ 1605) and PUD 133A), 11715 South Lynn Lane, Lewis Engineering, PLLC, (Applicant). The applicant was present. This item was approved as recommended by Staff.

6. **ITEMS REMOVED FROM CONSENT AGENDA**

4. ST02-115, DN01-100, revised landscape plan, Tee Town Golf Ranch, A-1, (SP 164) 29.4 acres, one-half mile south of Kenosha Street on the east side of 209th East Avenue, Jason Hair (Applicant). The applicant was not present. Ricky Jones asked what leverage the City would have if the applicant did not complete the phased landscaping plan as submitted. Brent Murphy said Staff has met with Jason Hair who said he was in agreement with all of the landscaping requirements as long as he could complete it in phases. Discussion followed.

Motion by Johnnie Parks to continue this item to the end of the meeting to provide an opportunity for the applicant to be present. The motion was seconded by Ricky Jones.

Yes: Jones, Parks, Caldwell, Goranson

No: None

Motion approved

- 5C. PT03-119, DN03-158, Oklahoma Central Credit Union at Broken Arrow conditional final plat, 1.8 acres, 1 lot, C-3, (BAZ 1602) east side of Aspen Avenue, south of Washington (91st) Street, Tulsa Engineering & Planning Associates, Inc. (Engineer).
- 5G. ST03-133, DN03-158, Oklahoma Central Credit Union site plan, 2.12 acres, south of Washington (91st) Street, on the east side of Aspen Avenue, south of Braum's, Tulsa Engineering & Planning Associates, Inc. (Applicant).

PT03-119 and ST03-133 were considered together, since they are related to one project.

Tim Terral, Tulsa Engineering & Planning Associates, Inc., 8209 East 63rd Place South, Tulsa, representing the Oklahoma Central Credit Union, said they were in agreement with the Staff conditions with the exception of Item No. 8 in the plat checklist. He said it would not be possible to meet City policy in regard to the access points. The location of the access points were discussed at length with Staff participation.

Motion by Johnnie Parks to approve PT03-119 as recommended by Staff, deleting condition No. 8. The motion was seconded by Renate Caldwell.

Yes: Jones, Parks, Caldwell, Goranson

No: None

Motion approved

Motion by Ricky Jones to approve ST03-133 as recommended by Staff. The motion was seconded by Renate Caldwell.

Yes: Jones, Parks, Caldwell, Goranson

No: None

Motion approved

7. The Commission considered PUD 140, BAZ 1611, Eagle Ridge, 42.07 acres, north of the northeast corner of Elm Place and Albany (61st) Street, Breisch & Associates, Inc. (Applicant). Farhad Daroga presented the background.

Greg Carter, Breisch & Associates, Inc. 16 South Main, Sand Springs, said they were in agreement with Staff recommendations. He said his client desires to have less than the 20-foot setback required by the Building Code and understands that only the City Council can approve that and that he would need the endorsement of the City Fire Marshall and the Building Inspection Department. Discussion followed. There were no protestants present.

Motion by Johnnie Parks to recommend approval of PUD 140 and BAZ 1611 as recommended by Staff. The motion was seconded by Renate Caldwell.

Yes: Jones, Parks, Caldwell, Goranson

No: None

Motion approved

Bob Goranson said this matter will be considered by the City Council in their meeting of September 15, 2003, at 7:00 p.m.

8. The Commission considered BAZ 1610, 1.3 acres, A-1 to R-1S, 101 West Boston Street, Lot 1, Block 3, Arrow Acres Extended Addition, Brady and Elizabeth Foster (Applicants). Farhad Daroga presented the background. The applicant, Elizabeth Foster, said she had nothing to add. There were no protestants.

Motion by Bob Goranson to recommend approval of BAZ 1610 as recommended by Staff. The motion was seconded by Renate Caldwell.

Yes: Jones, Parks, Caldwell, Goranson

No: None

Motion approved

Bob Goranson said this matter will be considered by the City Council in their meeting of September 15, 2003, at 7:00 p.m.

4. ST02-115, DN01-100, revised landscape plan, Tee Town Golf Ranch, A-1, (SP 164) 29.4 acres, one-half mile south of Kenosha Street on the east side of 209th East Avenue, Jason Hair (Applicant). The applicant, Jason Hair was present. Ricky Jones expressed his concern about enforcing the phased landscaping plan and Mr. Hair said he fully intended to comply with his submitted phased landscaping plan. Discussion followed. There were no protestants present.

Motion by Ricky Jones to approve ST02-115 as recommended by Staff. The motion was seconded by Johnnie Parks.

Yes: Jones, Parks, Caldwell, Goranson

No: None

Motion approved

9. **DISCUSSION ITEMS**

- 9A. The City's policy regarding dead end/stub streets in plats was discussed. Justin Cook discussed this item with the Commission. No action was taken. Staff will draft a written policy for review by the Planning Commission.

11. **REMARKS, INQUIRIES AND COMMENTS BY PLANNING COMMISSION AND STAFF**
(NO ACTION)

None.

12. **Motion** by Renate Caldwell at 6:17 p.m. to adjourn. The motion was seconded by Ricky Jones
Yes: Jones, Parks, Caldwell, Goranson
No: None
Motion approved